

# Embrey River Park Overview

February 11, 2019

# Who is Embrey?

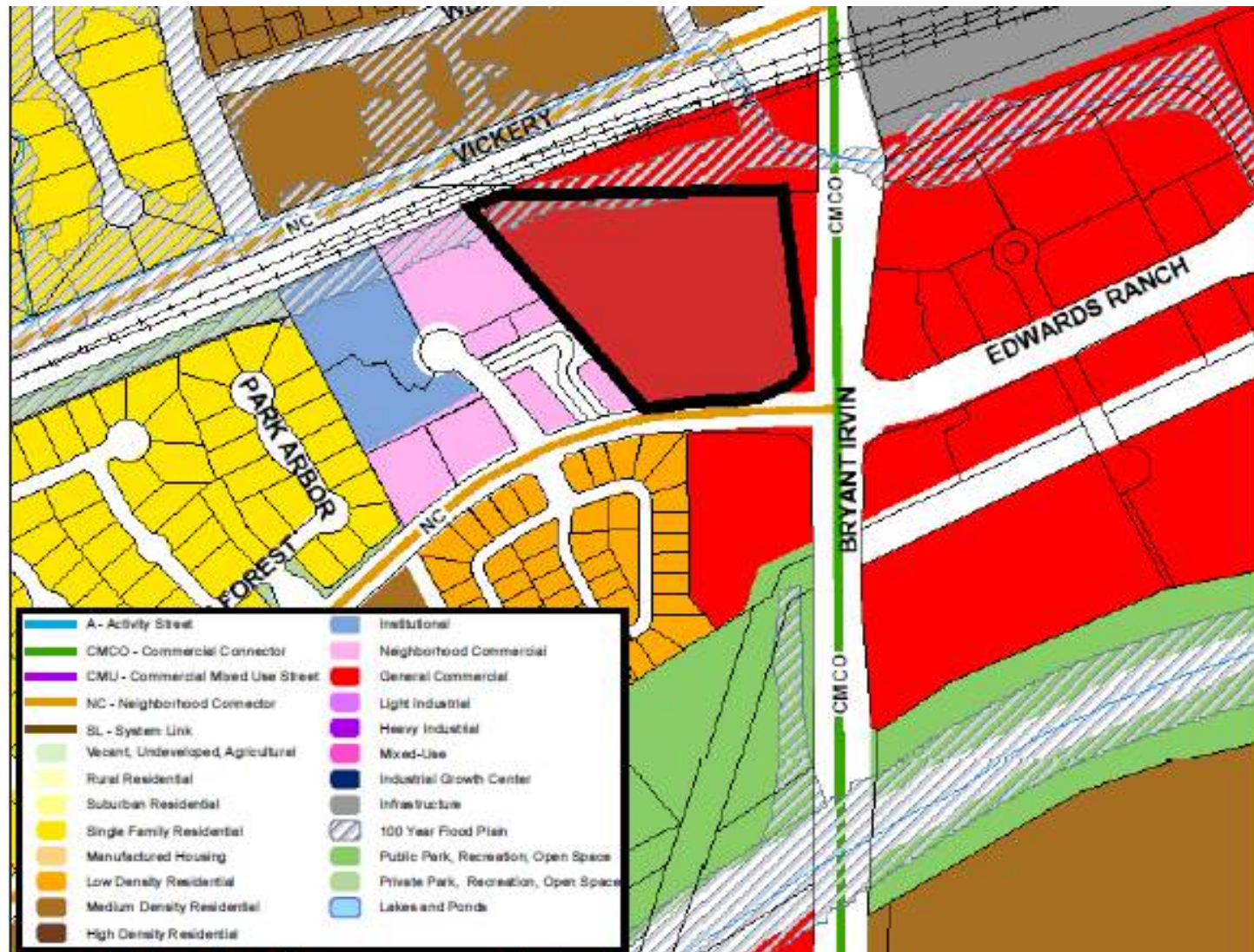




# What is the current zoning?









# What is “G” Intensive Commercial Zoning?



Planning and Development Department  
**Summary of Zoning Districts of the City of Fort Worth**

<http://fortworthtexas.gov/planninganddevelopment/pdf/zoning-district-summary.pdf?v=20161019>

## Commercial

### Low Intensity

“ER” Neighborhood  
Commercial Restricted

Beauty/barber shops, bookstores, drug stores, studios, offices, public and civic uses, nursing homes, and health care. **Alcohol sales prohibited.** Maximum 35 ft. height.

“E” Neighborhood  
Commercial

All uses permitted in “ER”, plus retail sales, banks, restaurants, gasoline sales, bakeries, and alcohol sales for off premise consumption and as part of food service. Maximum 45 ft. height.

### Moderate Intensity

“FR” General Commercial  
Restricted

All uses permitted in “E”, plus theaters, auto sales & repair, hotels, health care facilities, commercial and business clubs, bowling alleys, large retail stores, home improvement centers. **Alcohol sales prohibited.** Maximum 45 ft. height.

“F” General Commercial

All uses permitted in “FR”, plus amusement e.g. nightclubs, pool halls, bars, skating rinks, etc. **Alcohol sales and on-premises consumption permitted** in “F” thru “K” districts. Maximum 45 ft. height.

### High Intensity

“G” Intensive Commercial

All uses permitted in “F” with maximum 12-story/120 ft. height.



# What is our approach?





- No commercial, only residential which greatly reduces traffic
- Main access off of Bryant Irvin and River Park
- Respect neighborhood building material characteristics
- Maximize setbacks and existing trees
- High-end Class A product for working professionals
- Defined planned vs. the unknown

# What is our design vision?













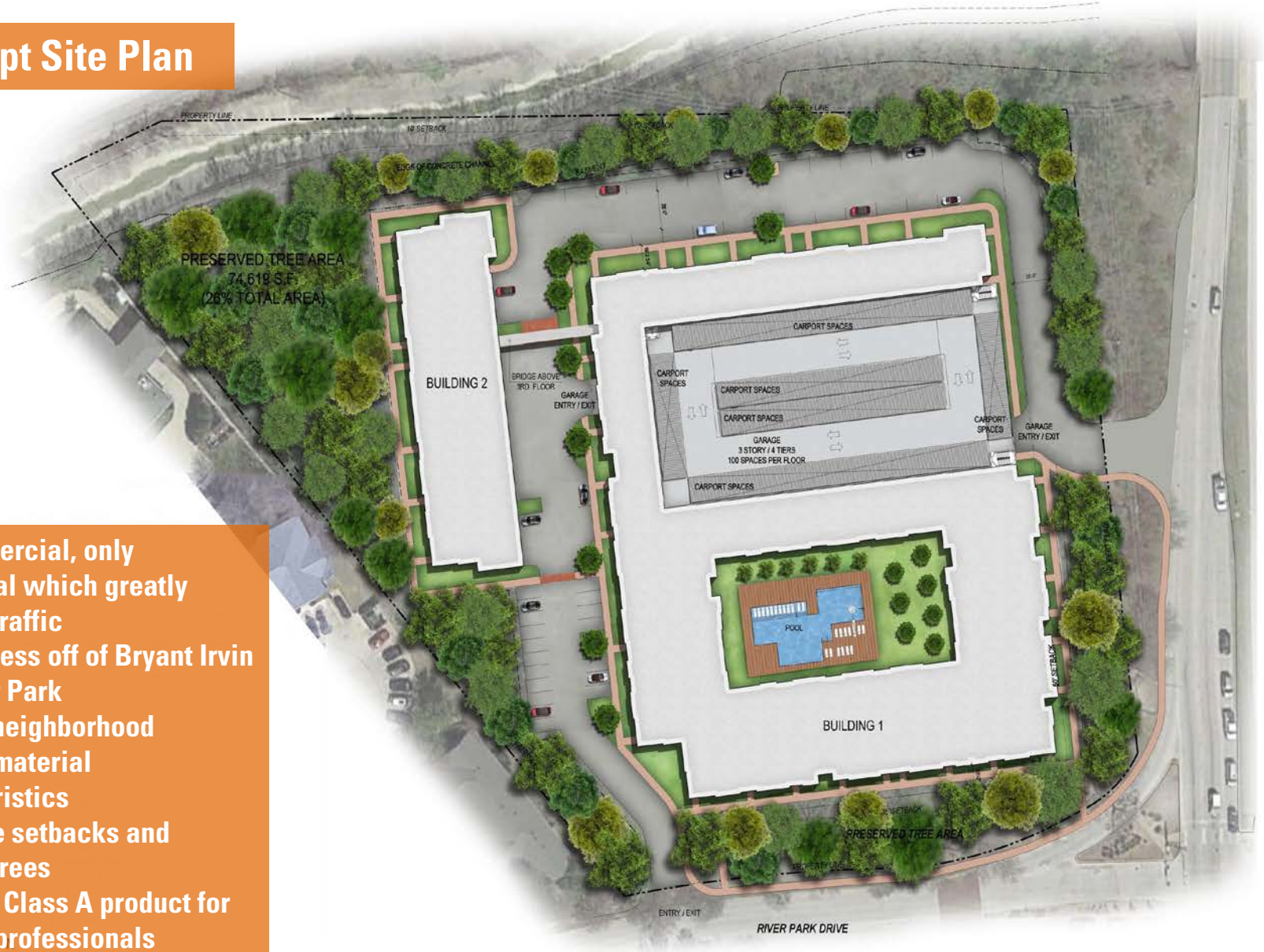




# What is our plan?

# Concept Site Plan

- No commercial, only residential which greatly reduces traffic
- Main access off of Bryant Irvin and River Park
- Respect neighborhood building material characteristics
- Maximize setbacks and existing trees
- High-end Class A product for working professionals
- +/- 270 units



# Access and Parking

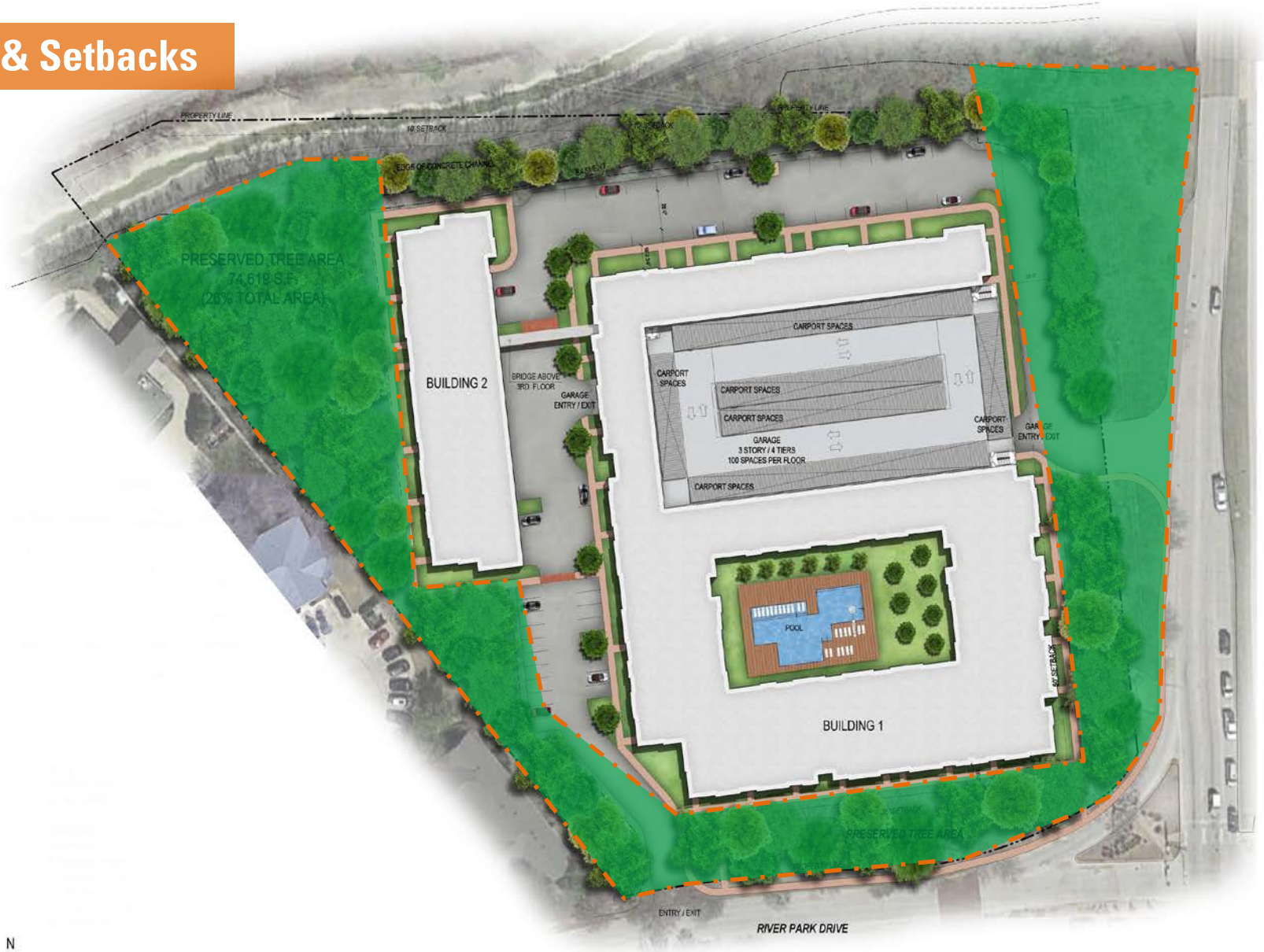


SCALE: 1" = 30' - 0" (24"x36" SHEET)

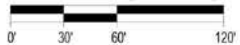




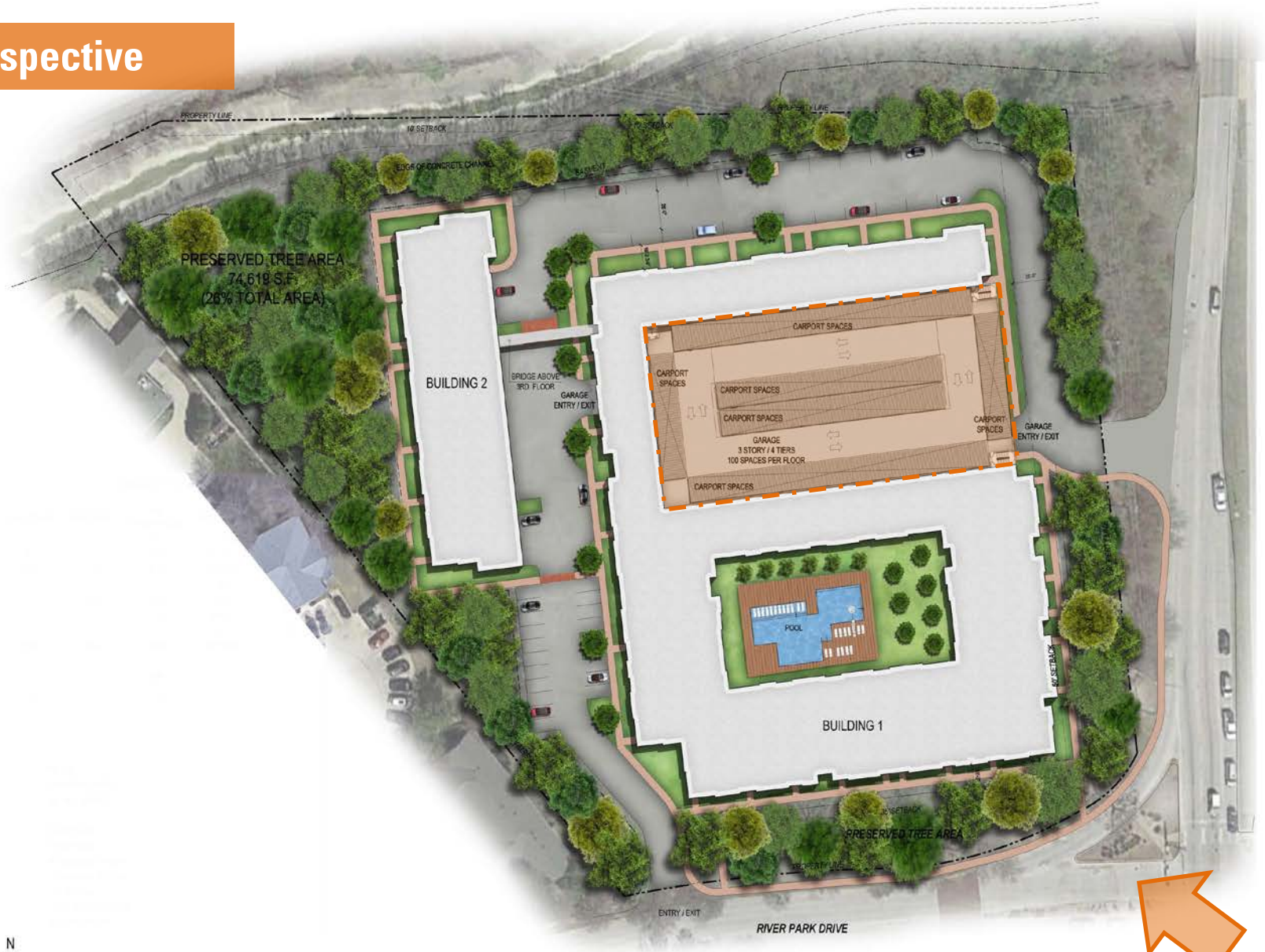
# Buffer & Setbacks



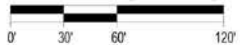
SCALE: 1" = 30' - 0" (24"x36" SHEET)



# Perspective



SCALE: 1" = 30' - 0" (24"x36" SHEET)



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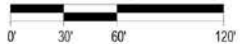




# Perspective



SCALE: 1" = 30' - 0" (24"x36" SHEET)





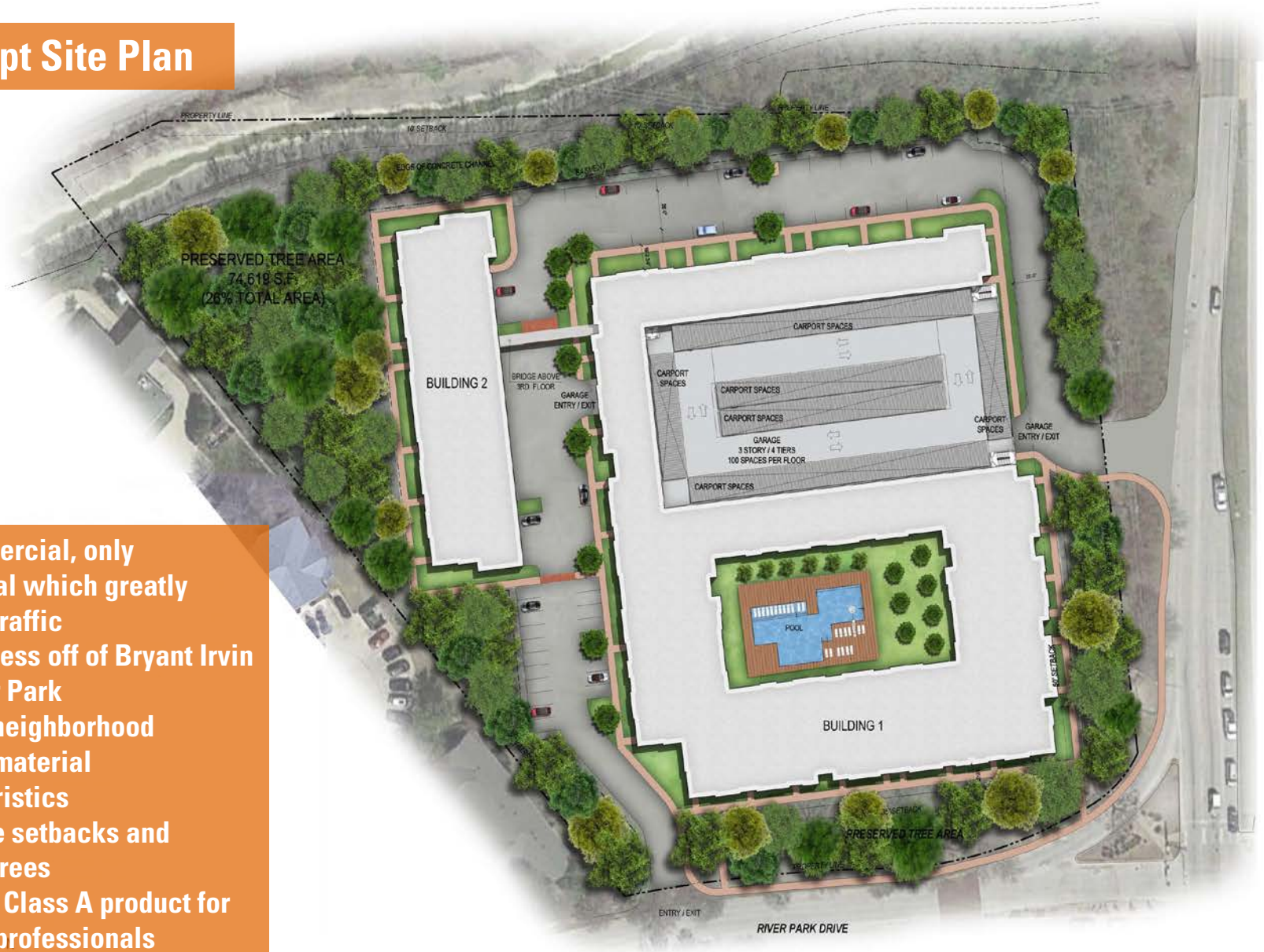






# Concept Site Plan

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# How does traffic flow?

# Traffic Flow



- Traffic Impact Analysis
- Traffic Counts (2017)
  - River Park 8,000
  - Bryant Irvin 16,000
- Access (Commercial vs. Residential)
- Peak Hours

SCALE: 1" = 30' - 0" (24"x36" SHEET)

0' 30' 60' 120'

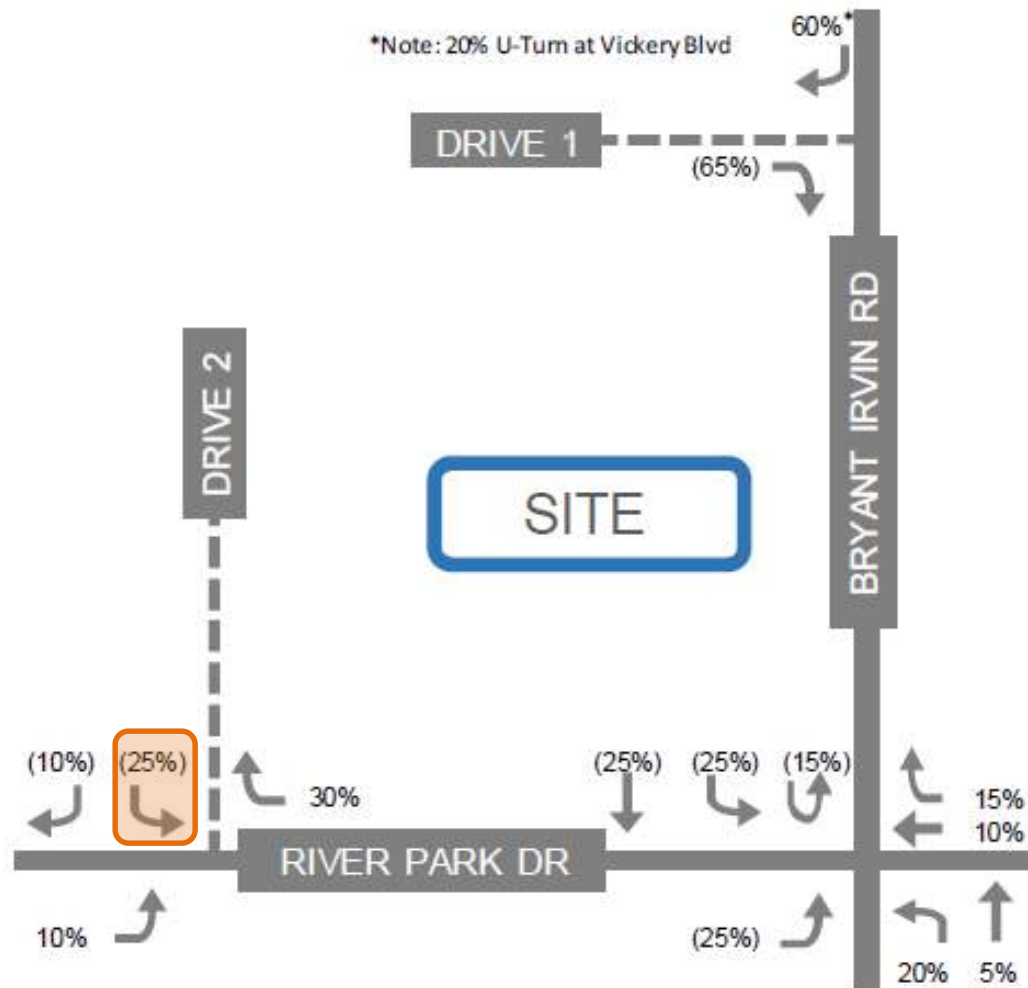
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# Daily Trip Counts

Land Use	Unit	AM Peak Hour Trip Rate	PM Peak hour Trip Rate	Daily Trip Rate
Multi-Family	Dwelling Units	0.46	0.56	5.44
General Office Building	Thousand Sqft	1.16	1.15	9.74
Sit-Down Restaurant	Thousand Sqft	9.94	9.77	112.18
Shopping Center	Thousand Sqft	0.94	3.81	37.75
Grocery	Thousand Sqft	3.82	9.24	106.78

- LOS
- Typical Residential Street/Home
- Restaurant Occupancy/Turn Over
- Shopping Centers
- 270 units x 5.44 = **1468 trips**
- 100,000 sf shopping center x 37.75 = **3775 trips**
- 50,000 sf grocery store x 106.78 = **5339 trips**





# How will schools be impacted?



- 2% to 4% Range of Students Living in Class A apartments
- 270 units x 2% to 4% = 5 to 10 kids
- Target Unit Mix

<b>65%</b>	<b>1 Bedroom Units</b>
<b>34%</b>	<b>2 Bedroom Units</b>
<b>1%</b>	<b>3 Bedroom Units</b>

# Questions